

KING COUNTY COMPREHENSIVE PLAN 2004  
POLICY RP-307/RP-308 ANALYSIS MATRIX

1. Amended and New Policies in 2004 Plan Policies Deleted from 2003 Plan	2. Rationale for Change or Addition of Policy	3. Effect of Change or Addition of Policy	4. Cite GMA and CPPs which amendment complies with as applicable.	5. Is amendment Consistent with Functional Plans and Capital Improvement Programs or are changes to the Plans and CIPs needed?	6. Identify new Regulations or zoning changes needed to implement the amendment.
1. [RP-307(a)]	2. [RP-307(a, c)]	3. [RP-307(b)]	4. [RP-307(d, e)]	5. [RP-307(f)]	6. [RP-307(g)/RP-308]
<p><b>R-101</b> It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The GMA specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (RCW 36.70A.070(5)). The GMA defines rural character (RCW 36.70A.030(14)). Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas (RCW 36.70A.030(15)). In order to implement GMA, it is necessary to define the development patterns that are considered rural, historical or traditional, and do not encourage urban growth or create pressure for urban facilities and service. Therefore, King County’s land use regulations and development standards ((<del>should</del>) <u>shall</u>) protect and enhance the following components of the Rural Area:</p> <p>a. The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;</p> <p>b. Commercial and non-commercial farming, forestry, fisheries, mining and cottage industries;</p> <p>c. Historic resources, historical character and continuity including archaeological and cultural sites important to tribes;</p>	<p>Strengthens the wording to better reflect requirements of GMA and the CPP’s for the Rural Area.</p>	<p>Strengthens the wording to better reflect requirements of GMA and the CPP’s for the Rural Area</p>	<p>RCW 36.70A.070 (5) and RCW 36.70A.030(14).</p> <p>Consistent with the intent of CPP’s FW-8 and LU-7.</p>	<p>No change required.</p>	<p>No change required.</p>

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1. [RP-307(a)]	2. [RP-307(a, c)]	3. [RP-307(b)]	4. [RP-307(d, e)]	5. [RP-307(f)]	6. [RP-307(g)/RP-308]
d. Community small-town atmosphere, safety, and locally-owned small businesses; e. Economically and fiscally healthy rural cities and unincorporated towns and neighborhoods with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses; f. Regionally significant parks, trails and open space; g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services; and h. Traditional rural land uses of a size and scale that blend with historic rural development.					
<b>R-106</b> King County recognizes and supports <u>home occupations, ((cottage)) home industries, and other small businesses</u> that provide services to rural residents and are part of traditional rural economic activities and lifestyles found in King County’s Rural Area. <del>((The county shall review its regulations and programs to preserve this component of the County’s Rural Area. The Executive shall provide this analysis of the regulations and programs for review by the King County Council by December 31, 2001.))</del>	Supports home occupations.	Supports home occupations.	Consistent with intent of CPP’s LU-9 and LU-10.	No change needed.	Changes are proposed to KCC Chapter 21A.30.080.
<b>R-106a</b> <u>King County shall develop and implement a rural economic development strategy, which shall be consistent with the character and service levels of the Rural Area. The strategy shall be developed in coordination with the Rural Forest Commission, the Agricultural Commission, interested rural citizens, and other stakeholders. This strategy is to include the following components:</u> <u>a. Identification of rural economic development policies, goals, objectives and implementation tools necessary to bring income to the businesses and residents of rural King County within the strictures of GMA;</u> <u>b. Establishment of an action plan that will identify roles, expected outcomes, milestones and schedules;</u> <u>c. Assessment of the strengths, weaknesses, challenges and opportunities faced by the King County rural economy;</u> <u>d. Identification of the types of businesses that should be encouraged and supported in rural areas;</u>	Calls for an economic development strategy for the Rural Area, consistent with policy R-101.	Calls for an economic development strategy for the Rural Area.	Consistent with intent of CPP’s LU-9 and LU-10.	No change needed.	No change needed.

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<p>e. <u>Identification of current obstacles to overall rural economic development as well as impediments to the location or expansion of favored industries that are consistent with rural character;</u></p> <p>f. <u>Identification of the implementation tools capable of supporting and encouraging the retention, expansion and relocation of favored businesses; and</u></p> <p>g. <u>Consistency with and in support of the APD and the FPD.</u></p>					
<p><b>R-111</b> King County should support the identified <del>((E))</del>equestrian <del>((C))</del>communities in the Rural Area by providing facilities on King County rights-of-way where not in conflict with the terms of utility easements to accommodate horse travel, by maintaining equestrian links, including multiple-use trails, where appropriate, and by adoption of supportive land use regulations for use of these areas for horse<del>((--))</del>keeping. King County will work with local communities to identify and protect multiple use trails <u>and other public trails</u> in the identified Equestrian Communities that support horse travel within the Rural Area.</p>	Clarification.	Clarification.	N/A	No change needed.	No change needed.
<p><b>R-113</b> King County’s land use regulations should protect <u>rural</u> equestrian <del>((uses throughout the Rural area))</del> <u>community trails</u> by supporting preservation of equestrian trail links in <del>((identified))</del> Equestrian Communities, protection of livestock from intrusions from residential development, and encouraging subdivision layouts that preserve opportunities for keeping of horses. Representatives of the equestrian community shall <u>be given the opportunity to review and monitor regulatory and programmatic actions by King County, such as rural area development regulations, that have the potential to affect equestrian uses.</u></p>	Clarification.	Clarification.	N/A	No change needed.	No change needed.
<p><b>R-201</b> A low growth rate is desirable for the Rural Area, including Rural Towns, to <u>comply with the State Growth Management Act</u>, prevent sprawl and the overburdening of rural services, reduce the need for capital expenditures for rural roads, maintain rural character and protect the environment. <del>((Since the initial 1994 adoption of the Comprehensive Plan pursuant to the Growth Management Act, new household growth in the Rural Area has rapidly approached the original</del></p>	Clarification.	Clarification.	N/A	No change needed.	No change needed.

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<del>20-year growth target range of 5,800 to 8,200 net new households.))</del> King County <del>((must))</del> shall focus its resources on the <u>unincorporated</u> Urban Area <u>until such time that these areas become part of cities</u> . All possible tools may be used to limit growth in the Rural Area. Appropriate tools include land use designations, development regulations, level-of-service standards and incentives.					
<b>R-206</b> A residential density of one home per 10 acres shall be applied in the Rural Area where: a. The lands are adjacent to or within one-quarter mile of designated Agricultural Production Districts, the Forest Production District or legally approved long-term mineral resource extraction sites; or b. The lands contain significant environmentally constrained areas as defined by <del>((C))</del> county ordinance, policy or federal or state law, or regionally significant resource areas or substantial critical habitat as determined by legislatively-approved <del>((B))</del> basin <del>((P))</del> plans or Watershed Resource Inventory Area Plans; and c. The predominant lot size is greater than or equal to 10 acres <del>((but less than 20 acres))</del> in size.	Deletes reference to one home per 20 acres density in the Rural Area because policy decision was made that RA-10 is the lowest dnsity Rural zone designation.	Deletes reference to one home per 20 acres density in the Rural Area because policy decision was made that RA-10 is the lowest dnsity Rural zone designation.	Consistent with the intent of CPP’s LU-8 – LU-13.	No change needed.	No change needed.
<b>R-209</b> The RA-2.5 zone has generally been applied to rural areas with an existing pattern of lots below five acres in size that were created prior to the adoption of the 1994 Comprehensive Plan. These smaller lots may still be developed individually or combined, provided that applicable standards for sewage disposal, environmental protection, water supply, roads and rural fire protection can be met. A subdivision at a density of one home per 2.5 acres shall only be permitted through the transfer of development credits from property in the designated Rural Forest Focus Areas. The site receiving the density must be approved as a Transfer of Development <del>((Credits))</del> <u>Rights</u> receiving site in accordance with the King County Code. Properties on Vashon-Maury Islands shall not be eligible as receiving sites.	This change reflects renaming of TDC Program to TDR per Ord. #14190 in 2001. This Program name change responded to public confusion regarding the name “TDC.” New name of TDR is consistent with other programs throughout the United States. This change was reviewed in 2001 at public meetings in Maple Valley and Preston plus subsequent public hearings before Council.	This harmonizing change brings the Comp Plan into compliance with KCC 21A.37 change implemented in 2001.	Consistent with RCW 36.70A.090 and 36.70A.070(5)(b), and Countywide Planning Policy LU-13.	No change needed.	No change needed.

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<b>R-212</b> As an innovative means to permanently preserve <u>private</u> lands with countywide public benefit, to encourage higher densities in appropriate areas and reduce residential development capacity in Rural Forest Focus Areas, King County shall continue efforts to implement an effective and focused transfer of <del>((density))</del> <u>development rights</u> program.	This change clarifies that TDR Program qualifies and certifies private sending sites, not public lands based on the large supply of private development rights and the limited markets at receiving sites.	This harmonizing change brings the Comp Plan into compliance with KCC 21A.37 change implemented in 2001.	Consistent with RCW 36.70A.090 and 36.70A.070(5)(b), and Countywide Planning Policy LU-13.	N/A	No change needed.
<b>R-213</b> The <del>((primary intent))</del> <u>top priority</u> of the <u>voluntary</u> Transfer of Development <del>((Credits))</del> <u>Rights</u> Program is to reduce development in the Rural Area by encouraging the transfer of development <del>((credits))</del> <u>rights</u> from <u>private</u> rural lands into the Urban Growth Area. Transfers may also be made <del>((among))</del> <u>to</u> rural sites <del>((in some cases))</del> <u>that have RA 2.5 zoning</u> .	This change harmonizes Comp Plan policies with existing King County Code 21A.37 by recognizing transfers from private land in the Rural Area as the highest priority for the TDR Program. This reflects the large supply of undeveloped legal lots in the Rural Area and limited demand at receiving sites.	The TDR Program has been targeting private rural transfers since 2001. Therefore this change will not have a major policy impact on the operation of the TDR Program.	Consistent with RCW 36.70A.090 and 36.70A.070(5)(b), and Countywide Planning Policy LU-13.	N/A	No change needed.
<b>R-214</b> King County supports and shall work actively to facilitate the transfer of <u>rural</u> development <del>((credits))</del> <u>rights</u> to: a. Preserve the rural environment, encourage retention of resource-based uses and reduce service demands in the Rural Area; b. Provide permanent protection to significant natural resources; and c. Increase the regional open space system.	Clarifies transferring development rights from the Rural Area is the highest priority for the TDR Program. This reflects the large supply of undeveloped legal lots in the Rural Area and limited demand at receiving sites.	The TDR Program has been targeting private rural transfers since 2001. Therefore this change will not have a major policy impact on the operation of the TDR Program.	Consistent with RCW 36.70A.090 and 36.70A.070(5)(b), and Countywide Planning Policy LU-13.	N/A	No change needed.
<b>R-215</b> To promote transfers of development <del>((credits))</del> <u>rights</u> , King County shall facilitate the transfers <del>((of credits))</del> from private property owners with sending sites to <del>((private))</del> property owners with receiving sites, buy and sell development <del>((credits))</del> <u>rights</u> through the King County Transfer of Development <del>((Credits (TDC)))</del> <u>Rights (TDR)</u> Bank, and work with cities to develop interlocal agreements that encourage transfers of development <del>((credits))</del> <u>rights</u> into cities and, within adopted appropriations. Public amenity funding to enhance the livability of <u>incorporated area</u> <u>receiving site</u> neighborhoods accepting increased densities <del>((should))</del> <u>shall</u> also be part of the program. King County	This change harmonizes Comp Plan policies with existing King County Code 21A.37 by renaming of TDC Program to TDR per Ordinance 14190. This Program name change responded to public confusion regarding the name “TDC.” New name of TDR is consistent with other programs throughout the United States.	The TDR Program has targeted transfers from private sending sites only since 2001. Therefore this change will not have a major policy impact on the operation of the TDR Program.	Consistent with RCW 36.70A.090 and 36.70A.070(5)(b), and Countywide Planning Policy LU-13.	N/A	No change needed.

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should actively solicit large landowners, within <del>((receiving))</del> incorporated areas, to purchase <del>((density credits))</del> development rights from <del>((within))</del> the <del>((established))</del> TDR bank.					
<b>R-216</b> <del>Private ((P))</del> properties qualified as sending sites shall provide a permanently protected area of sufficient size to provide public benefit. Priority candidates for sending sites are: a. Lands contributing to the protection of endangered and threatened species; b. Rural Forest Focus Areas; c. <u>Lands</u> that are suitable for inclusion in and provide important links to the regional open space system <del>((-including lands with historical or cultural significance))</del> ; or d. Agricultural and Forest Production District lands.	Clarifies transferring private development rights is the highest priority for the TDR Program. This change necessitated based on large supply of sending sites and limited supply of receiving sites. Historic and cultural sending sites were eliminated in 2001 to focus on priority rural lands.	Cultural and historic sending sites were eliminated in 2001. No cultural or historic sending sites were proposed between 1998 and 2001. This change harmonizes existing KCC provisions with the Comp Plan and will not have a major impact on the scope of the TDR Program.	Consistent with RCW 36.70A.090 and 36.70A.070(5)(b), and Countywide Planning Policy LU-13.	N/A	No change needed.
<b>R-217</b> Transfers of development <del>((credits))</del> rights may be made to receiving sites as follows: <del>((Receiving Sites:))</del> a. Rural areas zoned <del>((RA-5 and))</del> RA-2.5 may receive transfers of development <del>((credits))</del> rights <del>((transfers))</del> from the Rural Forest Focus Areas. b. Unincorporated urban areas and incorporated cities may receive transfers of development <del>((credits))</del> rights. Preferences should be given for locations within designated <del>((U))</del> urban <del>((C))</del> centers, or adjacent to transit stations and park and ride lots. Transfers to incorporated areas shall be detailed in an interlocal agreement between the city and county.	Eliminates RA-5 zone as a TDR receiving site category. RA-5 has been used only twice 1998. Transfers into urban unincorporated area and into cities remain priority for TDR Program. Growth Management Hearings Board has consistently held that rural densities should not exceed one unit per five acres.	Eliminates RA-5 zone as a receiving site market for rural forest focus area sending sites. Limits transfers within rural area thereby reducing new rural area residential development opportunities.	Consistent with RCW 36.70A.090 and 36.70A.070(5)(b), and Countywide Planning Policy LU-13.	N/A	Amendment to King County Code 21A.37 required, as proposed in the Executive recommendation.
<b>R-218</b> Development <del>((Credit))</del> Rights Calculations <del>((a. Portions of urban sending sites that are located within stream, wetland or steep slope sensitive areas and their buffers may only transfer development credits at a discounted rate.))</del> <del>((b))</del> a. Development <del>((credits))</del> rights transferred from Rural Forest Focus Areas to the Urban Area shall be calculated on a basis of 1 credit for each 5 acres of site area. <del>((e))</del> b. If a portion of a sending site is being retained for	This change streamlines the development right calculation formula in KCC 21A.37. Eliminates requirement and cost for landowners of urban separators, zoned R-1 to complete sensitive area surveys.	Simplifies TDR sending site qualification process for residents and reduces costs associated with survey requirements. Responds to concerns expressed by TDR sending site land owners.	Consistent with RCW 36.70A.090 and 36.70A.070(5)(b), and Countywide Planning Policy LU-13.	N/A	Amendment to King County Code 21A.37 required, as proposed in the Executive recommendation.

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development, the subsequent development must be clustered, and the tract preserved with a permanent conservation easement shall be larger than the developed portion. In the case of lands within the Rural Forest Focus Areas, no more than one dwelling unit per 20 acres shall be retained, and the tract preserved with a conservation easement shall be at least 15 acres in size.					
<b>R-219</b> ( <del>DEED RECORDING</del> )) Following the transfer of development ( <del>(credits)</del> ) <u>rights</u> from a sending site, ( <del>deed restrictions</del> )) a <u>conservation easement</u> documenting the transfers shall be recorded and notice placed on the title ( <del>(to)</del> ) of the sending site parcel. ( <del>(A conservation easement shall be required and shall be documented by a map indicating the portion of the sending site permanently restricted from future development.)</del> )	Streamlines conservation easement by requiring easement on entire sending site tax lot or lots while allowing for future development as required by land owner. This action will speed up sending site qualification and certification process for private land owners and King County.	This should expedite TDR certification process currently subject to extended negotiations between landowner and King County.	Consistent with RCW 36.70A.090 and 36.70A.070(5)(b), and Countywide Planning Policy LU-13.	N/A	No change needed.
<b>R-220</b> King County should increase funding <u>for urban area amenities and</u> ( <del>(to)</del> ) the ( <del>TDC</del> )) <u>TDR</u> bank and seek private and other public funding to strengthen the ( <del>TDC</del> )) <u>TDR</u> program and facilitate the transfer of development ( <del>(credits)</del> ) <u>rights</u> from the Rural Area in order to preserve the rural environment, encourage retention of rural resource-based uses and avoid urban( <del>/suburban</del> )) service demands in the Rural Area. ( <del>(A)</del> ) <u>King County should pursue public or private partnerships and bond or levy proposals for additional TDR Bank funding to target threatened private rural or resource lands. ((public funding of a development rights purchase program would be appropriate and should be pursued.))</u> Rights purchased through such a program could be sold into any appropriate urban location.	Implements name change from TDC to TDR per Ordinance 14190 and clarifies intent to pursue a partnership with the private sector to protect rural or resource lands. This language documents existing partnerships between private forest landowners and King County and clarifies that County funding for amenities are targeted to the urban area. It also supports additional TDR Bank funding to buy and hold development rights for future resale.	Proposed change recognizes existing practice of working closely with public and private partners including the Evergreen Forest Trust, Trust For Public Land, the State Dept. of Natural Resources and the US Forest Service.	Consistent with RCW 36.70A.090 and 36.70A.070(5)(b), and Countywide Planning Policy LU-13.	N/A	No change needed.
<b>R-232</b> <u>King County shall encourage, support and promote the application of sustainable development practices in all private sector development within the Rural Area.</u>	Current development practices in urban areas contribute significantly to the adverse effects buildings have on our environment such as heavy consumption of energy and water, large-scale production of wastes,	Requires King County Offices and Departments to support and promote sustainable development in the private sector within the Rural Area.	Complies with RCW 36.70A.020 and CPP FW-4.	N/A	N/A

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	water pollution and contribution to greenhouse gas emissions. The use of sustainable development practices in private sector development serves to promote innovative development techniques that reduce the negative impacts of site development and building construction while maintaining affordability.				
<b>R-233</b> King County should work with residential builders and developers to encourage the use of low-impact development practices that protect native vegetation and soils and reduce impervious surface. King County should promote preservation of native vegetation and soils on rural-residential zoned parcels to the maximum extent practicable. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual should be the preferred method of stormwater management in the Rural Area.	Current Development practices can increase the volume of surface water runoff, decrease ground water recharge and increase pollutant loadings to surface water. This results in lower water quality and a reduction in aquatic species’ diversity and abundance.	This amendment establishes King County’s support for promoting low impact development (LID) in rural areas. The effect of this amendment is to reduce the negative impacts that new development has on water resources.	Complies with RCW 36.70A.020 and the following CPPs: FW-4, FW-5, CA-6, and CA-15.	The County’s four adopted groundwater management plans recommend that the County and local jurisdictions adopt policies and ordinances to protect the quantity and quality of groundwater resources. Additionally, a number of basin plans have long advocated for stormwater management that protects water bodies from water quality degradation.	N/A
<b>R-302</b> Public spending priorities for facilities and services within the Rural Area should be as follows: a. First, to maintain existing facilities and services that protect public health and safety; and b. Second, to upgrade facilities and services when needed to correct ((rural service level)) level-of-service deficiencies without unnecessarily creating additional capacity for new growth.	Clarification.	Clarification.	N/A	No change needed.	No change needed.



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<del>((R-303 Outside the Urban Growth Area, improvements to the transportation system by King County and Washington State to serve the Rural Area shall be limited to improvements needed for safety and environmental quality. Improvements to existing interstate or state highways, or King County roads in the Rural Area that provide connections between Urban Areas in the county, and new connections between portions of King County's contiguous Urban Growth Area that must traverse the Rural Area and are identified in an adopted transportation plan or policy, shall be designed to avoid pressure to convert to urban uses.))</del>	Policy direction for Rural infrastructure located in the Rural Chapter – see Policy T-205.	Policy direction for Rural infrastructure located in the Rural Chapter – see Policy T-205.	N/A	No change needed.	No change needed.
<b>R-521</b> King County is committed to maintaining working forestland in the FPD((-)) and <del>((The Executive))</del> shall <u>continue to work with landowners and other stakeholders ((to develop mechanisms))</u> to promote forestry, reduce <u>uses and activities that conflict((s))</u> with resource uses and <del>((maintain))</del> <u>recognize</u> forestland values. <del>((, and shall report the findings and recommendations to the King County Council by December 31, 2001.))</del>	This policy as adopted is outdated. The study called for has been completed. The proposed changes retain the concepts in the policy, and refer to the continuing efforts of the County in conserving the forestry uses and forestland base in the FPD.	The policy change has the effect of removing a date already passed and a task assignment already completed. There is no effect on practice except to support and recognize ongoing efforts.	Complies with RCW 36.70A.060 and 36.70A.170.	Consistent with Functional Plans and CIP	No code changes needed
<b>R-541</b> <del>((Creation of wetland mitigation banks is allowed on APD land only when the purpose is to compensate for filling wetlands for development within that APD.))</del> <u>Aquatic habitat restoration projects or floodplain restoration projects are allowed on agricultural lands that are unsuitable for direct agricultural production purposes, such as lands located within regulatory aquatic area buffers or where the proposed project would be more beneficial to agricultural productivity. Such projects may only be allowed on agricultural lands when they are included in an approved habitat, resource management or functional plan or when the project would improve agricultural productivity within the APD. Agriculture must remain the predominant use in the APDs and these projects shall not reduce the ability to farm in the area.</u>	Productive agricultural soil is a limited resource in King County. APDs make up just three percent of the County land area but include sites potentially suitable for salmon habitat restoration. Planning and programs to meet the County's goals of encouraging agriculture and recovering salmon must be carefully balanced.	Permits location of restoration projects in the APD only under specific instances.	Complies with RCW 36.70A.172 (1), RCW 36.70A.177, and CPPs CA-8, CA-9, and LU-1.	N/A	N/A
<b>R-550a</b> <u>King County shall develop an Agricultural Building Permit with an expedited review process and reduced fees for structures necessary for farm operations.</u>	The intent is to facilitate the building permit process for agricultural uses.	Streamlines the permit process for farmers.	N/A	No changes needed.	DDES is developing administrative changes to implement this policy.

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<p><b>R-550b</b> <u>Agricultural processing, packing and direct sales opportunities are considered agricultural activities and should be allowed at a size and scale appropriate to the zone in which they are operating.</u></p>	<p>The intent is to increase agriculture economic opportunities by allowing more flexibility for adding value to agriculture products. Although some processing, packing and sales are allowed now, they are often limited to those products produced “on site”, which does not allow farmers to cooperatively process, pack and sell their products at a single site. The agriculture community has made it clear that these restrictions limit their sales opportunities.</p>	<p>Farmers will be better able to package, process and sell their products directly to consumers, thereby having more economic opportunity. Consumers will have better access to locally grown agricultural products.</p>	<p>Complies with RCW 36.70A.177.</p>	<p>Consistent with functional plans and CIP</p>	<p>Amendment to KCC 21A.08 required, as proposed in the Executive recommendation</p>